

**TOWNSHIP OF MAHWAH BOARD OF ADJUSTMENT
2025 REORGANIZATION MEETING AGENDA
WEDNESDAY, JANUARY 15, 2025 AT 7:30 P.M.**

**REGULAR/WORK SESSION MEETING TO IMMEDIATELY FOLLOW
REORGANIZATION MEETING**

- I. MEETING CALLED TO ORDER BY SOPHY SEDARAT, BOARD ATTORNEY**
- II. ANNOUNCEMENT OF OPENING STATEMENT BY BOARD ATTORNEY**
- III. FLAG SALUTE**
- IV. Oaths of Office administered by Sophy Sedarat, Esq., Board Attorney**

REAPPOINTMENTS

Board Member	Class	Term
Juan C. Serna	Alternate II	Jan. 1, 2025 – Dec. 31, 2026

- V. Roll Call / Attendance**
- VI. NOMINATIONS FOR OFFICERS – 1/1/25 – 12/31/25**
Chairman:
Board Attorney relinquishes Chair to new Chairperson:
Vice Chairman:
Secretary:
- VII. APPOINTMENT OF BOARD PROFESSIONALS – 1/1/25 TO 12/31/25**
 - 1. Resolution to publish the appointment of Board of Adjustment Professionals without competitive bidding for the year 2025:**
Board of Adjustment Attorney – Sophy Sedarat, Esq.
Township Planner – Colliers Engineering & Design, Inc.
 - 2. Resolution to publish the appointment of the Board of Adjustment Engineer for the year 2025:**
Township of Mahwah Engineer – Michael J. Kelly, P.E.
- VIII. Resolution regarding notification of meetings, i.e. newspapers, bulletin board and Municipal Clerk**
- IX. Adjournment of Reorganization Meeting**

SEE AGENDA FOR REGULAR PUBLIC/WORK SESSION MEETING

IMMEDIATELY FOLLOWING REORGANIZATION MEETING

TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
WEDNESDAY, JANUARY 15, 2025 AT 7:30 PM
AGENDA

- I. CHAIRMAN'S OPENING STATEMENT, ROLL CALL, FLAG SALUTE
- II. APPROVAL OF BILLS:
- | | | | |
|-------------------------------|-------------------------------|--------------------|----------|
| Joseph Russo, Esq | December 4, 2024 | Meeting Attendance | \$250.00 |
| Sophy Sedarat, Esq | August 8, 2024 | General | \$330.00 |
| Colliers Engineering & Design | October 9, 2024 | Meeting Attendance | \$200.00 |
| Colliers Engineering & Design | November 6 & December 4, 2024 | Meeting Attendance | \$400.00 |
| Ben Cascio, Esq | December 18, 2024 | Meeting Attendance | \$250.00 |
- III. APPROVAL OF MINUTES: December 4, 2024
- IV. RESOLUTIONS AUTHORIZING CONTRACTS FOR PROFESSIONALS:
- 1) Resolution Authorizing the Award of an Alternate Non-Fair and Open Contract for Professional Legal Services for the Year Jan. 1, 2025 – Dec. 31, 2025
 - 2) Resolution Authorizing the Award of an Alternate Non-Fair and Open Contract for Professional Planning Services for the Year Jan. 1, 2025 – Dec. 31, 2025
- V. RESOLUTION FOR MEMORIALIZATION:
- 1) **Docket #1568-24 – Mindray DS USA, Inc.**
800 Macarthur Boulevard, Block 135.01, Lot 61.06
Application for the expansion of a pre-existing non-conforming use for office, warehouse and distribution to construct a one-story warehouse addition with a second-story office mezzanine and for Soil Movement greater than 1,000 cubic yards, Resolution for Approval.
 - 2) **Docket #1575-24 – Vincent Vitti**
860 Wyckoff Avenue, Block 181, Lots 5 & 6
Application to Appeal a Zoning Determination regarding the proposed use of medical offices at the property and if necessary, an Interpretation of the Township's Zoning Ordinances as to the Zoning definitions of "professional and business office" and "health care facility," Resolution of Denial.
- VI. OPEN TO THE PUBLIC: 15 MINUTES
- VII. PUBLIC HEARINGS:
- 1) **Docket #1564-24 – Shahan & Saima Sibtain**
14 Adams Court, Block 177, Lot 13.01
Application for a "C" Variance for the installation of a patio in a front yard and an accessory structure within a front yard setback.
 - 2) **Docket #1570-24 – Justin & Alison Rowley**
10 Braeburn Court, Block 127, Lot 39
Application to Appeal the Refusal of Permit for a second accessory structure and in the alternative, a C Variance to construct a second accessory structure (pool house) where the maximum number of accessory structures permitted on a lot is one (1).

VIII. WORK SESSION:

1. NEW BUSINESS:

- a. Stormwater Management Training

2. OLD BUSINESS:

3. ITEMS FOR DISCUSSION:

- a. 2024 Annual Report

IX. ADJOURNMENT:

THIS AGENDA IS SUBJECT TO CHANGE

Please check the Township website at www.mahwahtwp.org 24 hours in advance for changes